



Park Avenue



Park Avenue

Worcester

£650,000

Positioned within a highly sought after location is this substantial five bedroom period property. The property boasts great access to city centre as well as Gheluvelt Park and Pitchcroft Racecourse with the accommodation comprising entrance hallway, living room, dining room, breakfast room, kitchen and WC. To the first floor are four bedrooms with ensuite as well a family bathroom. To the second floor is bedroom one with ensuite bathroom. Outside is a good size rear garden with garage and graveled area to rear. A viewing is highly advised to appreciate the accommodation on offer.

We've Noticed

- **Situated In Popular Location**
- **Substantial Period Home**
- **Five Bedrooms**
- **Good access to city centre, Gheluvelt Park and Pitchcroft Racecourse**



Ground Floor

Entrance

Through front entrance door and porch into hall with tiled flooring, radiator, doors into sitting room, dining room and breakfast room, door leading down to cellar and stairs to first floor.

Sitting Room

With front aspect bay window, fireplace surround and radiator.

Dining Room

With fireplace, radiator and rear aspect double doors opening to rear garden.

Breakfast Room

With side aspect window, radiator and opening to kitchen with log burner separating the spaces.

Kitchen

With tiled flooring, units with work surfaces over, Belfast sink, built-in ovens and hob with cooker hood over, recess for American style fridge/freezer. Side aspect windows and rear doors opening and overlooking the rear garden.

WC

With WC, wash hand basin and radiator.

Cellar

First Floor

First Floor Landing

With radiator, doors into bedrooms, family bathroom and stairs to second floor.

Bedroom 2

With front aspect bay window, feature fireplace, radiator and door into ensuite shower room.

Ensuite

With front aspect window, WC, wash hand basin and shower.

Bedroom 3

With rear aspect window, feature fireplace and radiator.

Bedroom 4

With side aspect window, feature fireplace and radiator.

Bathroom

With side aspect window, WC, wash hand basin, radiator, shower cubicle and roll top bath.

Bedroom 5

With rear aspect windows and radiator.

Second Floor

Bedroom 1

With rear aspect window, radiator, built-in storage and door into ensuite.

Ensuite

With WC, wash hand basin, shower cubicle and roll top bath.

Outside

The front of the property is approached via a pathway to entrance door. To the rear is pleasant garden laid to a mixture of patio, gravel and lawn with gate accessing rear graveled area and garage.



Park Avenue, Worcester, WR3

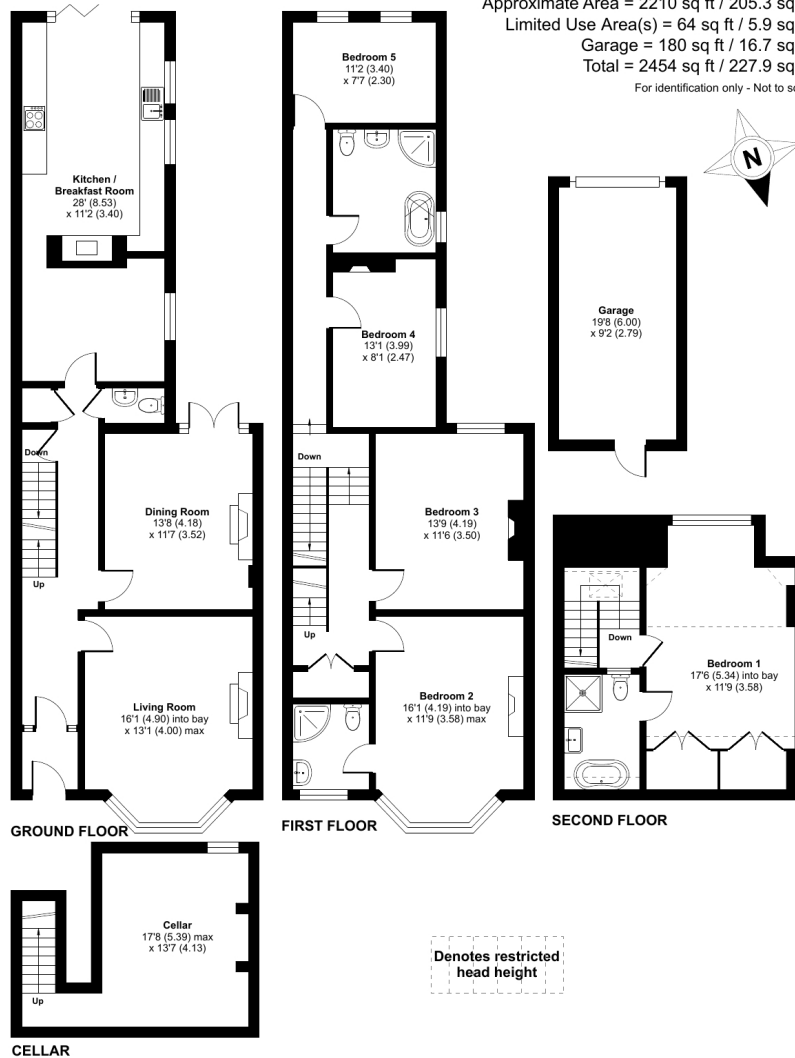
Approximate Area = 2210 sq ft / 205.3 sq m

Limited Use Area(s) = 64 sq ft / 5.9 sq m

Garage = 180 sq ft / 16.7 sq m

Total = 2454 sq ft / 227.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hills Estate Agents. REF: 1244054

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